

LLOYD WILLIAMS

— ESTATE AGENTS & PROPERTY FINDERS —



35 THE PRAEDIUM, CHAPTER WALK, REDLAND, BRISTOL, BS6 6WB

SUPERB PENTHOUSE APARTMENT WITH SOME OF BRISTOLS BEST VIEWS

SUMMARY

- Penthouse Apartment
- Large wrap around roof terrace
- Excellent location
- Two en-suite double bedrooms
- Superb Views
- Secure parking

SITUATION

Located within the Conservation area of Redland, The Praedium is a very sought after development. Located just off Clifton Durham Downs and just a few minutes walk of Whiteladies road (0.3 miles). Redland is renowned locally for its good schools and family life. Leisure facilities are available locally at Bannentynes health club with other various private and public sports centres including Kingsdown sports centre and Bristol lawn tennis & squash club. The university, BBC buildings and hospitals are also within reasonable walking distance.

DESCRIPTION

A truly amazing penthouse apartment in a prime Bristol location. The superb roof terrace wraps around the apartment and has panoramic views from all three sides with views over the Durdham Downs, round to Clifton and all the way over to Bath and Dundry.

The apartment comprises a generous open plan living area with floor to ceiling windows, doors opening onto the terrace that surrounds the property allowing you to follow the sun round through the day. The apartment has been fitted to the highest standards throughout including a bespoke luxury fitted kitchen with Corian work surfaces and integrated sink and mixer taps. The kitchen has a range of fitted appliances with a separate utility cupboard providing space for a washing machine and tumble dryer. Both the double bedrooms have views, en suite facilities and fitted wardrobes and there is a guest cloakroom off the spacious entrance hallway which is ideal for guests.

OUTSIDE

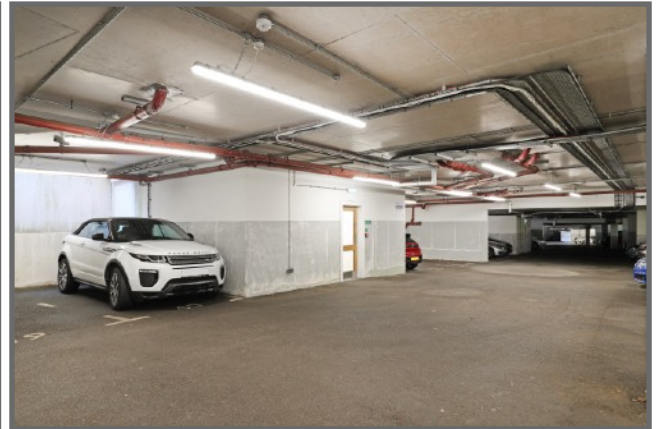
Surrounding the apartment on three side this generous roof terrace is truly unbelievable with views to all parts of Bristol and across some of its most beautiful areas.

The apartment has one space in the secure undercroft parking area. There is also a visitor parking area in front of the building. The communal garden areas are maintained under the management company.

DIRECTIONS

From our Clifton office continue out of Clifton in the direction of Redland passing the Zoo in the direction of Blackboy Hill. Proceed at the roundabout in the direction of Redland onto Redlands Hill and taking the left onto Chapter Walk. The paradigm is found on your right hand side.







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